

Submitted September 15, 2010

Approved As of

Date September 15, 2010

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 13-10
Wednesday, June 23, 2010**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, June 23, 2010.

PRESENT
David Hill, Chair
Jerry Callistein
Kate Ostell
Dion Trahan
John Tyner

Absent: Sarah Medearis
Tracy Pakulniewicz

Present: Bridget Newton, Council Liaison
Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Bobby Ray, Principal Planner
Marcy Waxman, Assistant City Attorney
Cas Chasten, Planner III
Mark Wessel, Civil Engineer III
Robin Ziek, Historic Preservation Planner
Nicole Walters, Planner II
Manisha Tewari, Planner II
Elise Cary, Assistant City Forester
Rebecca Torma, Transportation II
Tyler Tansing, Commission Secretary

REVIEW AND ACTION

Site Plan STP2010-00039, National Lutheran Home - for approval of a 4,300 square foot office addition, a 14,000 square foot nursing home addition, and 54 new parking spaces in the R-400 Zone at 9701 Veirs Drive.

Ms. Walters presented the staff report. Ms. Walters also addressed the waiver request from the front yard impervious surface requirements.

Stuart Barr, attorney with Lerch, Early & Brewer, presented the applicant's request. Mr. Barr addressed the Commission's questions regarding: a waiver from the front yard impervious surface requirements.

Mr. Barr responded to questions regarding parking on the site; pervious versus impervious surfaces; and, parking control devices.

Ms. Torma clarified traffic control devices.

The following citizens testified:

1. Frank Severich, board member of Potomac Highlands Citizens Association, testified in support of the Lutheran Home.

Commissioner Ostell moved, seconded by Commissioner Callistein, to approve Site Plan STP2010-00039, National Lutheran Home per staff's recommended conditions and findings in the staff report, subject to a condition about reassessing the parking situation on Veirs Drive before the building permits are issued, and including the Waiver request from the front yard impervious surface requirement. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

Architectural Designs for residences at Chestnut Lodge - for review of proposed architectural designs for single family homes proposed to be built in the Chestnut Lodge development, in the PD-CL Zone on Bullard Circle

Ms. Walters presented the background on the property.

Soo Lee-Cho, attorney with Miller, Miller & Canby, presented the Chestnut Lodge architectural proposal.

Jack McLaurin, principal with the Lessard Group, described the proposed homes, elevations, and architectural design. Mr. McLaurin stated that breezeways are included with detached garages.

The Commission discussed massing concerns, and the landscaping.

Commissioner Tyner moved, seconded by Commissioner Ostell to approve the Architectural Designs for residences at Chestnut Lodge. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

Site Plan STP2010-00034, Victory Housing, Inc. - for approval of an 86-unit housing facility for senior adults and the retention of 5 existing residences in the MXT Zone at

209 Monroe Street, 150 Maryland Avenue, and 101 - 107 Fleet Street.

The Commission took up a resident request to defer action on the site plan. The requestors were not present, and the Commission determined not to entertain the request based on that fact.

Mr. Chasten presented the staff report.

In response to the Commission, Mr. Chasten stated that out of approximately 102 emails/petition supporting senior housing that were sent to staff, 23 are City of Rockville residents.

Commissioner Hill inquired about a recommendation of the Historic District Commission (HDC) regarding the pathway across Fleet Street and that he is concerned about the public safety of that area. Ms. Ziek explained.

Soo Lee-Cho with Miller Miller & Canby presented the applicant's request.

Logan Schultz with Grimm & Parker Architects presented the design of the proposed building.

Ms. Lee-Cho stated that the conditions in the staff report are acceptable to the applicant. Ms. Lee-Cho submitted some suggested changes to Condition 2h.

The following citizens testified:

1. Fred Marinucci with the Justice & Advocacy Council of Montgomery County of the Archdiocese of Washington testified in support of Victory Court.
2. Ken Sandin, 146 New Mark Esplanade, testified in support of Victory Court.
3. Agnes Saenz with Community Ministries, testified in support of Victory Court.
4. John Kenney with Montgomery County, testified in support of Victory Court.
5. Lisa Rother with Urban Land Institute, testified in support of Victory Court.
6. Ellen Ryan, 826 Azalea Drive, testified in support of Victory Court.
7. Theresa Defino, 400 Mannakee Street, testified in support of Victory Court.

There being no further testimony, Commissioner Hill closed the public hearing.

Commissioner Hill reopened the public hearing to allow Jim Brown, President of Victory Housing answer a question regarding the number of Victory Housing communities in the City and Montgomery County.

After further discussion, Commissioner Hill closed the public hearing.

The Commission further discussed the sidewalk width.

Commissioner Tyner moved, seconded by Commissioner Trahan, to approve Site Plan STP2010-00034, Victory Housing, Inc. per staff recommendations and findings including all conditions as well as the revised language to Condition 2h. Also, a further suggestion that the HDC reconsider allowing an 8-foot wide sidewalk to partially encroach into the historic district. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

WORKSESSION

Municipal Growth Element - for a new element of the City's Comprehensive Master Plan, with recommendations on future growth and related impacts, development capacity and potential boundary expansion. Draft Municipal Growth Element

Mr. Levy introduced the Municipal Growth Element report.

The Commission discussed school capacity issues with Bruce Crispell of Montgomery County Public Schools.

Other issues to be discussed at another meeting.

Water Resources Element - for a new element of the City's Comprehensive Master Plan containing recommendations for future drinking water and wastewater capacity, related infrastructure needs and watershed protection. Draft Water Resources Element

Mark Charles presented the Water Resources report.

Commissioner Ostell moved, seconded by Commissioner Trahan, to recommend approval of Water Resources Element to the Mayor and Council. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

COMMISSION ITEMS

Review of Annual Report for 2009

The Commission discussed the Annual Report.

Commissioner Ostell moved, seconded by Commissioner Callisten to approve the Annual Report for 2009 as amended. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

Chief of Planning Report

Mr. Wasilak reported that the Commission's next meeting is scheduled for July 14, 2010. He

noted that the only item on the agenda is the Municipal Growth Element.

Old Business

No Old Business

New Business

Commissioner Hill stated that the Communications Task Force issued its report.

Mr. Wasilak stated that the Commission is scheduled to have a worksession with the Mayor and Council on July 19, 2010.

Minutes

Commissioner Tyner moved, seconded by Commissioner Ostell, to approve the minutes of Meeting No. 9-10 as written. The motion passed on a vote of 5-0.

FYI Correspondence

No FYI Correspondence

ADJOURN

After further discussion, the Chair adjourned the meeting at 12:24 a.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary